

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT
HELD
AUGUST 13, 2018**

A special meeting of the Board of Directors of the Reunion Metropolitan District was held Monday, August 13, 2018, at 6:30 p.m., at the Reunion Recreation Center, 17910 E. Parkside Drive North, Commerce City, Colorado 80022. The meeting was open to the public.

In attendance were Directors:

Brett Price
Kelly Leid
Tim Roberts
Teresa Kershisnik

Also in attendance were:

Denise Denslow, Matthew Urkoski and Sarah Hunsche;
CliftonLarsonAllen LLP
Trisha Harris, Esq.; White Bear Ankele Tanaka & Waldron P.C.
Steve Follweiler and Raul Martinez, Reunion Metropolitan District
Ginger Sickels, MSI
Thomas Mueller, North Range MD No. 1 Board Member
Richard and Dottie Najera, 9994 Teluride Street
Mike McConnell, 10810 Unity Parkway
Harry Roof, 10298 Salida Street
Adam and Kristy Frederick, 16874 E. 111th Drive
Bill Barnes, 17912 E. 104th Place, #B
Mike Van Dyke, 17532 E. Parkside
Joan Murelli, 16867 E. 106th Avenue

Call to Order

Director Price called the meeting to order at 6:30 p.m. The absence of Director Rau was excused.

Declaration of
Quorum

A quorum was confirmed.

Disclosures and
Potential Conflicts
of Interest

The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Harris noted that all Directors' Disclosure Statements have been filed. The

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Board noted that there are no additional conflicts to those filed with the Secretary of State pursuant to statute.

Approve Agenda

After discussion, upon a motion duly made by Director Leid, seconded by Director Roberts and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comments

Mike McConnell inquired on landscaping on the center island in front of his house.

Harry Root cited issues with a nearby trees and condition of neighboring property.

Dottie Najera cited issues with landscaping, conditions of residential and District trees and conditions of common area.

CONSENT AGENDA

- A. Review and Approve Minutes of the May 22, 2018 Special Meeting

After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the Consent Agenda.

DISCUSSION AGENDA

Manager Matters

- A. Parks/Irrigation Manager's Report

Raul Martinez reviewed the enclosed report. Mr. Urkoski added that additional funds would be required for allocation for maintenance of Filings 19, 22, 23 and 25 through October 31st. Mr. Urkoski recommended contracting with CDI, the provider currently maintaining the areas, for a NTE amount of \$18,000, subject to final legal review.

After discussion, upon a motion duly made by Director Price, seconded by Director Leid, and upon vote unanimously carried, the Board approved contracting with CDI for a NTE amount of \$18,000.

- B. Operations Manager's Report

Steve Follweiler reviewed the enclosed report with the Board.

- C. HOA Manager's Report

Ginger Sickels reviewed the enclosed report with the Board. She further noted that she has encountered a situation regarding a non-authorized roof install. The

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homeowner would like to settle for fees owed but has also requested a waiver of a non-approved color scheme. Ms. Sickels requested direction for the next steps. Upon a motion duly made by Director Leid, seconded by Director Kershisnik, and upon vote unanimously carried the Board directed Ms. Sickels and legal counsel to reject the homeowner's request and to proceed with sending the owner a covenant enforcement demand letter from legal counsel and following up with the recording of a covenant violation notice if the violation is not cured.

Engineering Matters

- A. Discuss evaluation of bids and the award of Construction and Administration Services Contracts to install irrigation and landscape improvements for Filings 19, 21, 23, 25, 26, 34 (10i), and 35

Aaron Clutter reviewed the enclosed information with the Board, noting the areas under consideration within the proposed bids, as well as the warranties noted within the proposed information. Director Kershisnik cited concerns with approving the bids without having ongoing water considerations resolved. Director Kershisnik further recommended deferring action until the matter is resolved between the developer groups and SACWSD. Director Price concurred, citing further issues with budgetary impacts. Further discussion ensued.

- i. Review and Consider Approval of an Agreement for Landscaping Installation between Reunion Metropolitan District and American Civil Constructors

Action was deferred.
- ii. Review and Consider Approval of an Independent Contractor Agreement (Construction Management Services for the Reunion District Landscaping Improvements) between Reunion Metropolitan District and JR Engineering, LLC

Action was deferred.

- B. Discuss evaluation of bids and the award of Construction and Administrative Services Contracts to remove and replace common fence along Parkside Drive North, Landmark Drive and areas near Unity Parkway

Mr. Urkoski, Mr. Clutter and Director Leid reviewed the context of the project with the Board.

- i. Review and Consider Approval of an Agreement for Replacement of Fencing between Reunion Metropolitan District and Home Town Fence

After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the Agreement for Replacement of Fencing between Reunion Metropolitan

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District and Home Town Fence.

- ii. Review and Consider Approval of an Independent Contractor Agreement (Construction Management for the Reunion Metropolitan District Fence Replacement Project) between Reunion Metropolitan District and JR Engineering

After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the Independent Contractor Agreement (Construction Management for the Reunion Metropolitan District Fence Replacement Project) between Reunion Metropolitan District and JR Engineering.

Legal Matters

Ms. Harris Reviewed Items A through E with the Board, noting that they are all approvals tied to construction items approved at the May Board Meeting.

- A. Review and Consider Ratification of Independent Contractor Agreement (Construction Management for Filing No. 34 Infrastructure) between Reunion Metropolitan District and JR Engineering, LLC

Upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board ratified approval of the Independent Contractor Agreement (Construction Management for Filing No. 34 Infrastructure) between Reunion Metropolitan District and JR Engineering, LLC

- B. Review and Consider Ratification of Independent Contractor Agreement (Design Development and Final Design for Village 7B and 7E Infrastructure) between Reunion Metropolitan District and JR Engineering, LLC

Upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board ratified approval of the Independent Contractor Agreement (Design Development and Final Design for Village 7B and 7E Infrastructure) between Reunion Metropolitan District and JR Engineering, LLC

- C. Review and Consider Ratification of Independent Contractor Agreement (Design Development and Master Planning for Village 9 Infrastructure and Final Design for Reunion Ridge Phase 1 Infrastructure) between Reunion Metropolitan District and JR Engineering, LLC

Upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board ratified approval of the Independent Contractor Agreement (Design Development and Master Planning for Village 9 Infrastructure and Final Design for Reunion Ridge Phase 1 Infrastructure) between Reunion Metropolitan District and JR Engineering, LLC

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- D. Review and Consider Ratification of Independent Contractor Agreement (Design Development and Final Engineering for 112th Avenue) between Reunion Metropolitan District and JR Engineering, LLC

Upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board ratified approval of the Independent Contractor Agreement (Design Development and Final Engineering for 112th Avenue) between Reunion Metropolitan District and JR Engineering, LLC

- E. Review and Consider Ratification of Independent Contractor Agreement (Second Creek Crossing at the O'Brian Canal and Regional Pond Improvements Design Development and Final Design) between Reunion Metropolitan District and JR Engineering, LLC

Upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board ratified approval of the Independent Contractor Agreement (Second Creek Crossing at the O'Brian Canal and Regional Pond Improvements Design Development and Final Design) between Reunion Metropolitan District and JR Engineering, LLC

- F. Review and Consider Approval of Sixth Addendum to the Funding and Reimbursement Agreement between Reunion Metropolitan District and Clayton Properties Group II, Inc., related to landscaping for Filings 21, 34 and 35

Ms. Harris recommended deferring this matter. The item was deferred.

- G. Review and Consider Vacation of Easement related to landscape easement previously granted to Reunion Metropolitan District by Fulenwider

Ms. Harris reviewed the Vacation Easement with the Board. After discussion, upon a motion duly made by Director Leid, seconded by Director Kershisnik, and upon vote unanimously carried, the Board approved the Vacation Easement related to landscape easement previously granted to Reunion Metropolitan District by Fulenwider.

Financial Matters

- A. Review and Consider Approval of June 30, 2018 Quarterly Financial Statements

Ms. Hunsche reviewed the June 30, 2018 Quarterly Financial Statements with the Board. After discussion, upon a motion duly made by Director Roberts, seconded by Director Leid, and upon vote unanimously carried, the Board approved the June 30, 2018 Quarterly Financial Statements.

B. Review, Ratify and Consider Approval of Claims

Ms. Hunsche reviewed the claims. After review and discussion, upon a motion duly made by Director Price, seconded by Director Kershisnik, and upon vote unanimously carried, the Board approved and/or ratified approval of the claims in the amount of \$1,335,052.77.

Other Business

There was no other business for discussion.

Adjournment

There being no further business to come before the Board, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board adjourned the meeting at 7:17 p.m.

The foregoing record constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,



Secretary for the Meeting